

Staff
Summary
Report



To: Mayor and City Council

Agenda Item Number 44
Meeting Date: 11/18/99
Doc. Name: 991118devsrh13
Supporting Documents: Yes

SUBJECT: Award of Bid for Rehabilitation of the Elias-Rodriguez House

APPROVED BY: Randall Hurlburt, Development Services Director (480-350-8333)
Dave Fackler, Deputy Development Services Director (480-350-8587)

BRIEF: Request to award a bid for the rehabilitation of the Elias-Rodriguez House.

COMMENTS: **HISTORICAL ADV. BD. BLDG. PRESV. REC. (0112-02-03)** Project No. 2761-7118. Request to award a bid to Lejas Corporation for construction of the rehabilitation of the historic Elias-Rodriguez House located at 927 East Eighth Street, including restoration of the historic house and new construction of associated structures, features and landscaping, in the amount of \$591,082, plus contingency and other associated costs.

SUMMARY: Development Services staff is recommending that the City of Tempe award a bid for construction of the rehabilitation of the historic Elias-Rodriguez House. The property is listed on the National Register of Historic Places and is a designated Tempe Historic Property. Restoration/rehabilitation of the property reflects long-time Council goals to recognize the presence and achievements of the Mexican American pioneers of Tempe, and provide a catalyst for the redevelopment of the Old Eighth Street area. A public advertisement for qualified bids was made and three were received. The bid documents were structured to obtain several alternate bids. Staff is recommending that the complete bid package be awarded, in order to achieve project goals. **Note: In order to award the bid as recommended, certain transfers of funds are necessary – see Fiscal Note.**

HISTORY AND FACTS: The Elias-Rodriguez House was constructed, beginning in 1892 (or earlier), of adobe by Tempe pioneer Vicente Elias. Originally one room, the structure was enlarged to four rooms and a hipped roof added by 1912. Several generations of the Elias-Rodriguez family lived in the home until its acquisition by the City in 1991. The property was listed on the National Register of Historic Places in 1984 and on the Tempe Historic Property Register in 1998. The house is one of the few remnants of a once thriving Mexican American neighborhood, or barrio, and represents an important era in Tempe's settlement.

Beginning with a 1989 meeting between Mayor Harry Mitchell and a number of Hispanic community leaders, the Council has consistently supported the rehabilitation of the Elias-Rodriguez House toward the ultimate goal of recognizing this aspect of Tempe's history and the contributions of its Mexican American pioneers. Additional support has been provided by Arizona State

Parks, in the form of two Heritage Fund – Historic Preservation grants, totaling approximately \$80,000.

Resulting from a community brainstorming session (La Tormenta de Ideas) held in December 1994, together with numerous meetings with interested groups and citizens, plus input from consultants, a rehabilitation plan was developed. The plan called for the restoration of the historic house to the 1920's period, with enhancements to allow for use as a museum or gallery. The plan also called for the reconstruction of a second house ("Grandma's House") which formerly existed on the property to serve as a reception space, with a small office, kitchen and restrooms. In addition, a landscape scheme was developed which would recreate the historic character of the site, while accommodating future special events. A Request for Proposals for the Operation & Management of the property has been issued and advertised, with proposals due 24 November.

An initial stabilization phase of work was completed on the house in 1994. Since that time, architectural and engineering plans for the complete rehabilitation project, as described above, have been completed. These plans formed the basis for the bid documents which were issued and advertised in September for competitive, qualified bidding. The documents were structured to obtain several alternate bids, as outlined below (also see attached bid tabulation form).

Base Bid	Restore historic house (includ. enhancements); grade and landscape (with min. plant sizes) immediate property; install fence
Alternate 1 (add)	Construct visitor center building with office, kitchen and restrooms (reconstruction of "Grandma's House")
Alternate 2 (add)	Construct parking lot on adjoining lot (includ. grading and landscaping)
Alternate 3 (add)	Construct ancillary structures on the historic site (includ. shed, summer kitchen and irrigation lateral)
Alternate 4 (add)	Restore wall stenciling in historic house
Alternate 5 (add)	Install fire sprinkler systems in historic house and visitor center building
Alternate 6A (add)	Increase plant sizes on historic site
Alternate 6B (add)	Increase plant sizes on parking lot parcel

Three bids were received on the advertised bid date of 18 October. The lowest bid received was from Lejas Corporation in the amount of \$591,082, for the combination of all alternates.

FISCAL NOTE:

Certain additions to the bid are necessary to ensure a complete, operable project; these items, along with the bid amount, are listed and totaled below:

Construction cost ¹	\$591,082
Alarm/Security system (estimate) ²	20,000
Utility undergrounding (estimate) ²	45,000
Contingency/change orders (10%±)	65,900
<hr/>	
Total approx. project cost	\$722,000

- 1 Low bid – combination of all alternates.
- 2 Not included in bid package.

Approximately \$216,000 in Community Development Block Grant (CDBG) funds have previously been allocated for project construction. In addition, approximately \$39,000 remains from a \$39,987 Heritage Fund grant which has been awarded to the project, and \$148,000 of the Eighth Street Acquisition/Enhancement Fund (CIP # 67-956618) remains available. These funds total approximately \$403,000.

The additional \$319,000 necessary for full project completion may be funded by utilizing an overage in Apache Boulevard Lighting Funds: \$700,000 in previously allocated CDBG and contingency funds have recently been supplemented by the award of a \$690,000 federal grant; the resulting \$1,390,000 is more than adequate to fund the lighting project and allow for contingencies (base lighting project estimated at \$750,000, plus \$250,000 for additional incident lighting = \$1,000,000).

- Notes:
1. The Elias-Rodriguez property, as well as the Old Eighth Street Area, is within the Apache Boulevard Redevelopment Area.
 2. Management Services staff participated in the bidding process.
 3. Management Services and Public Works staff have reviewed and confirmed the proposed transfers of additional funds.

RECOMMENDATION:

Award the bid for construction, including all alternates, of the Elias-Rodriguez House Rehabilitation for \$591,082 to Lejas Corporation, 65 S. Sycamore #1, Mesa AZ 85202, and authorize the application of \$148,000 in 8th Street Acquisition/Enhancement funds, plus the transfer of \$319,000 from Apache Boulevard Lighting Fund overage (resulting in a competed project most responsive to community and Council goals).

Alternate: Complete restoration of historic house only, secure property and await future funding to complete project; cancel RFP for Operation & Management.

Attachments: Bid Tabulation Form
Representative Building Plans

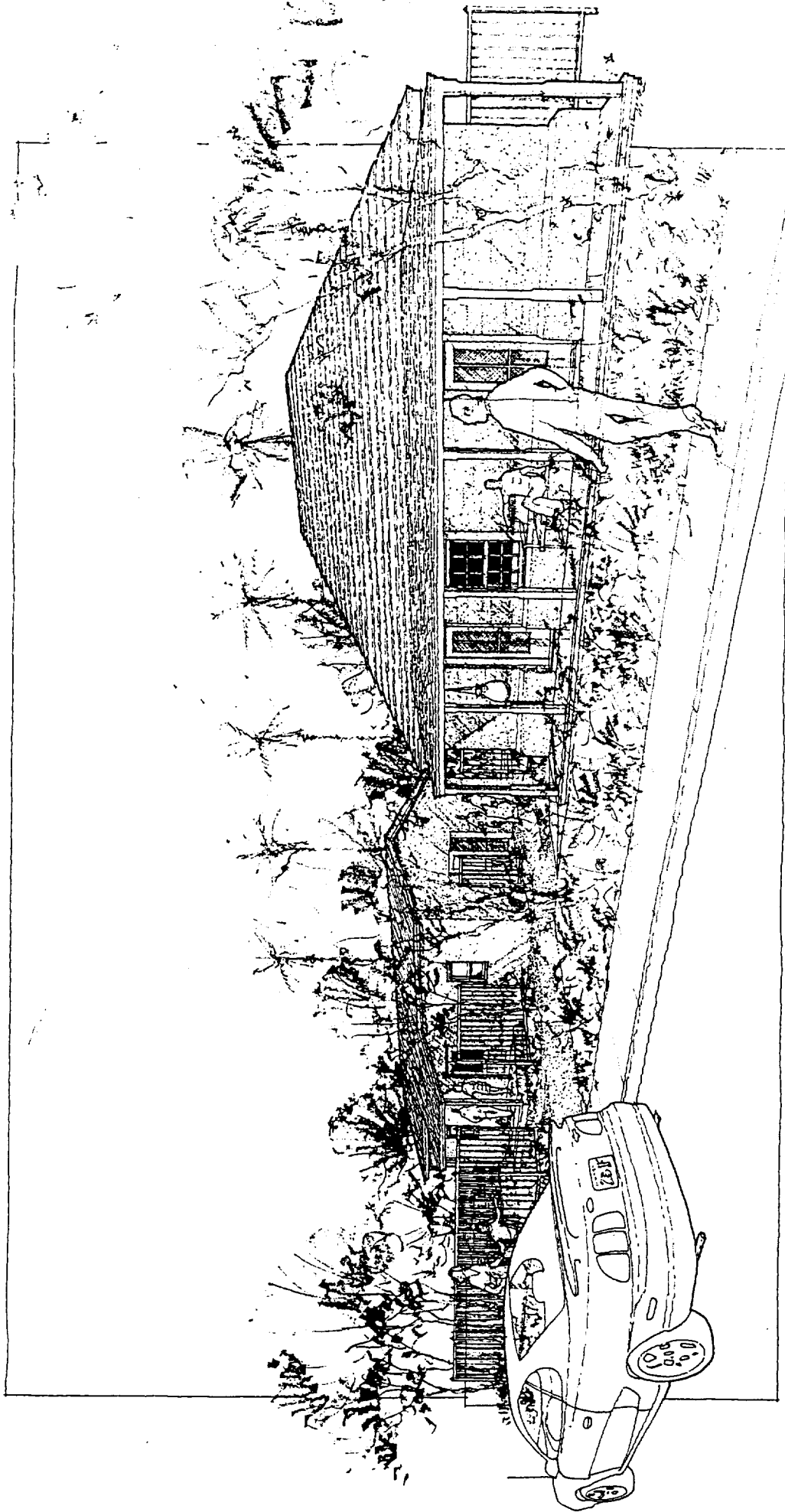
Bid Tabulation Form

Elias-Rodriguez House

Rehabilitation and Various Site Improvements

Bid Opening 3:00 p.m. Monday, October 18

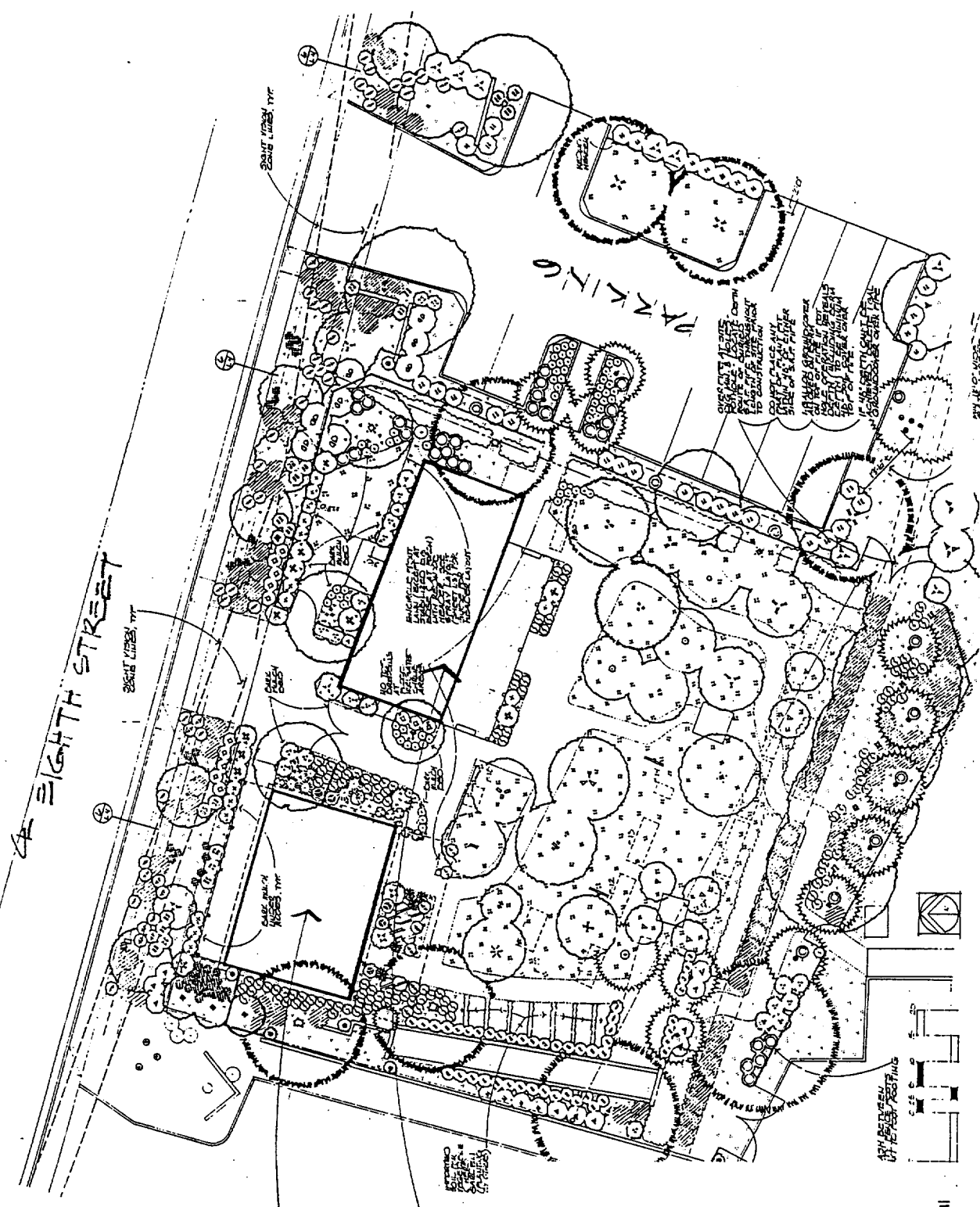
Bidder	Bid Bond	Sub List	Addendum	Base Bid	Alternate 1 Visitor Center	Alternate 2 Parking Lot	Alternate 3 ancillary bldgs	Alternate 4 Stenciling	Alternate 5 fire sprinklers	Alternate 6A Plant Sizes (base bid)	Alternate 6B Plant Sizes (alternate)	Total all alternates
Kieborz Const	✓	✓	✓	\$258,000.00	\$206,800.00	\$65,600.00	\$24,500.00		\$14,300.00	\$58,000.00	\$12,000.00	\$639,200.00
Lejas Corporation	✓	✓	✓	\$262,915.00	\$185,440.00	\$55,016.00	\$52,525.00	\$16,667.00	\$18,519.00	\$6,863.00	\$1,481.00	\$591,082.00
Paul R. Peterson	✓	✓	✓	\$314,000.00	\$210,000.00	\$82,000.00	\$36,000.00		\$12,000.00	\$8,000.00	\$2,500.00	\$654,000.00
BASE BID WITH ALTERNATES 1												
Kieborz Const	✓	✓	✓	\$258,000.00	\$206,800.00							\$464,800.00
Lejas Corporation	✓	✓	✓	\$262,915.00	\$185,440.00							\$448,355.00
Paul R. Peterson	✓	✓	✓	\$314,000.00	\$210,000.00							\$524,000.00
BASE BID WITH ALTERNATES 1 AND 2												
Kieborz Const	✓	✓	✓	\$258,000.00	\$206,800.00	\$65,600.00						\$530,400.00
Lejas Corporation	✓	✓	✓	\$262,915.00	\$185,440.00	\$55,016.00						\$503,371.00
Paul R. Peterson	✓	✓	✓	\$314,000.00	\$210,000.00	\$82,000.00						\$606,000.00
BASE BID WITH ALTERNATES 1, 2, AND 3												
Kieborz Const	✓	✓	✓	\$258,000.00	\$206,800.00	\$65,600.00	\$24,500.00					\$554,900.00
Lejas Corporation	✓	✓	✓	\$262,915.00	\$185,440.00	\$55,016.00	\$52,525.00					\$555,896.00
Paul R. Peterson	✓	✓	✓	\$314,000.00	\$210,000.00	\$82,000.00	\$36,000.00					\$642,000.00
BASE BID WITH ALTERNATES 1, 2, 3 AND 5												
Kieborz Const	✓	✓	✓	\$258,000.00	\$206,800.00	\$65,600.00	\$24,500.00		\$14,300.00			\$569,200.00
Lejas Corporation	✓	✓	✓	\$262,915.00	\$185,440.00	\$55,016.00	\$52,525.00		\$18,519.00			\$574,415.00
Paul R. Peterson	✓	✓	✓	\$314,000.00	\$210,000.00	\$82,000.00	\$36,000.00		\$12,000.00			\$654,000.00
BASE BID WITH ALTERNATES 1, 2, 3, 5 AND 6A												
Kieborz Const	✓	✓	✓	\$258,000.00	\$206,800.00	\$65,600.00	\$24,500.00		\$14,300.00	\$58,000.00		\$627,200.00
Lejas Corporation	✓	✓	✓	\$262,915.00	\$185,440.00	\$55,016.00	\$52,525.00		\$18,519.00	\$6,863.00		\$574,415.00
Paul R. Peterson	✓	✓	✓	\$314,000.00	\$210,000.00	\$82,000.00	\$36,000.00		\$12,000.00	\$8,000.00		\$654,000.00
BASE BID WITH ALTERNATES 1, 2, 3, 5, 6A AND 6B												
Kieborz Const	✓	✓	✓	\$258,000.00	\$206,800.00	\$65,600.00	\$24,500.00		\$14,300.00	\$58,000.00	\$12,000.00	\$639,200.00
Lejas Corporation	✓	✓	✓	\$262,915.00	\$185,440.00	\$55,016.00	\$52,525.00		\$18,519.00	\$6,863.00	\$1,481.00	\$582,759.00
Paul R. Peterson	✓	✓	✓	\$314,000.00	\$210,000.00	\$82,000.00	\$36,000.00		\$12,000.00	\$8,000.00	\$2,500.00	\$654,000.00



The ELIAS-RODRIGUEZ HOUSE

An Historic Rehabilitation





The Elias - Rodriguez House An Historic Rehabilitation

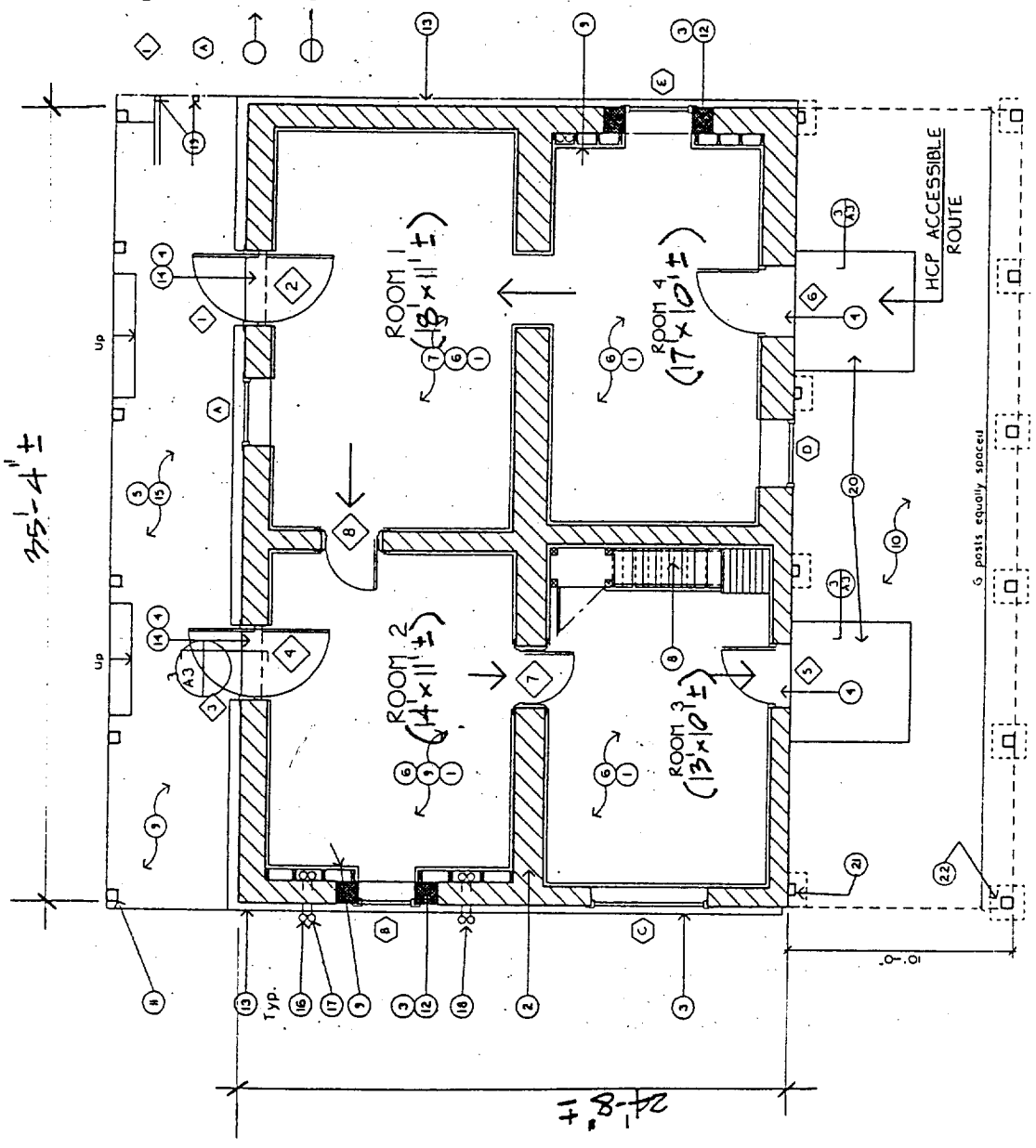


City of Tampa

SITE/LANDSCAPE PLAN
1" = 30'-0"
SITE AREA: 0.274 AC
(N.I. PKG, ROW)

75'-4" ±

- DOOR MARK
- WINDOW MARK
- KEYED NOTE
- DETAIL KEY

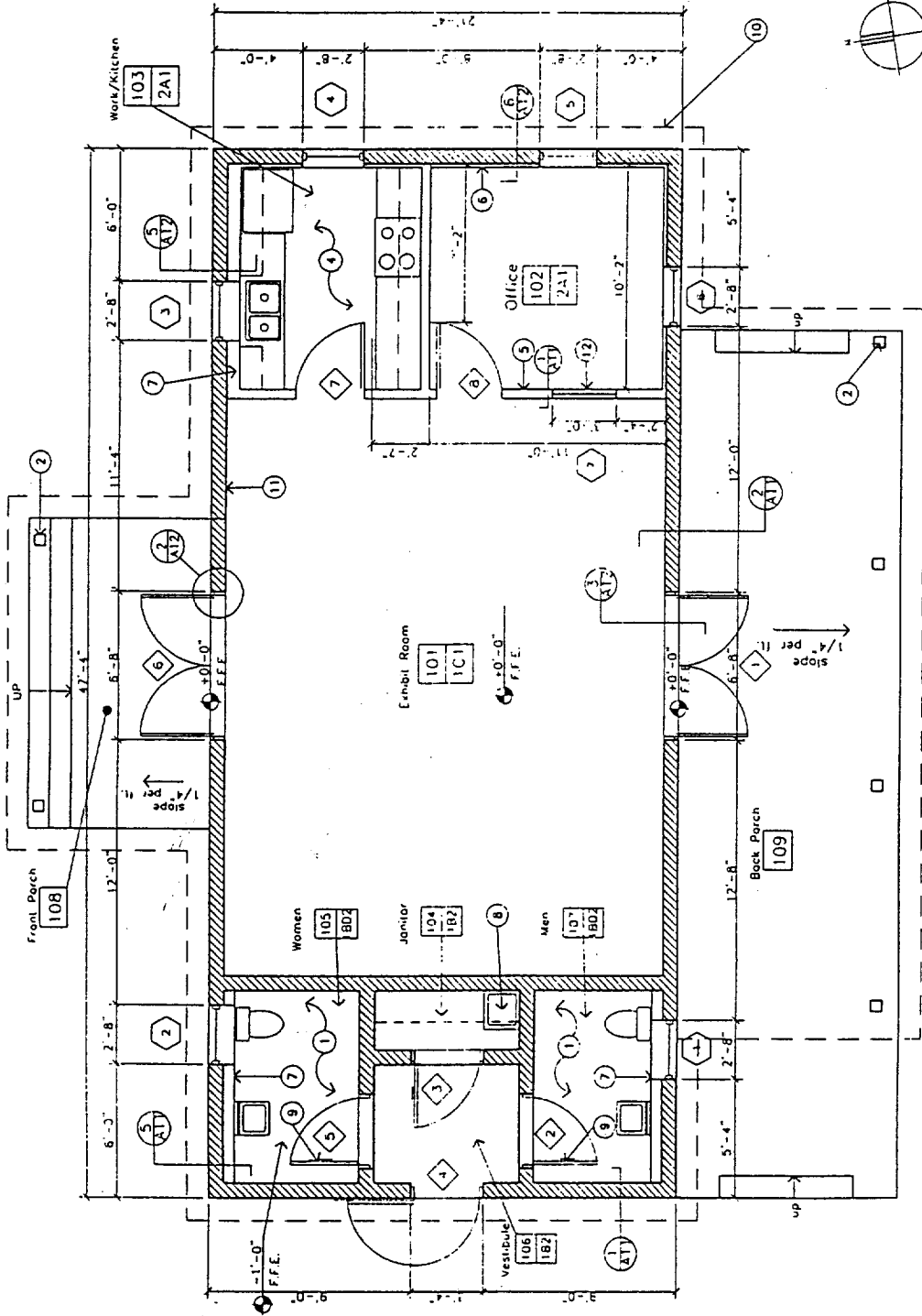


FLOOR PLAN -
HISTORIC HOUSE
1/8" = 1'-0"
1260 S.F.

The Elias - Rodriguez House

An Historic Rehabilitation





FLOOR PLAN -
NEW SUPPORT BLDG
1/8" = 1'-0"
10/10/00

The Elias-Rodriguez House

An Historic Rehabilitation

